| 071.0 | 0001 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 674,100 / 674,100 |
| | | | | | USE VALUE: | 674,100 / 674,100 |
| | | | | | ASSESSED: | 674,100 / 674,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 46 | | BEVERLY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | 24 EPPING STREET LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 41 KATIE WAY |
| Street 2: | |
| Twn/City: | TEWKSBURY |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01876 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MORRISON BRUCE W--ETAL - |
| Owner 2: | DAVIDSON GWEN B - |
| Street 1: | 46 BEVERLY ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8463.000 | 202,400 | | 471,700 | 674,100 |
| Total Card | 0.194 | 202,400 | | 471,700 | 674,100 |
| Total Parcel | 0.194 | 202,400 | | 471,700 | 674,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.19 /Parcel: 482.19

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 45061

**GIS Ref**

**GIS Ref**

**Insp Date** 11/03/18

!6024!

## PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 202,400 | 0 | 8,463. | 471,700 | 674,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 194,600 | 0 | 8,463. | 471,700 | 666,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 194,600 | 0 | 8,463. | 471,700 | 666,300 | 666,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 181,800 | 0 | 8,463. | 471,700 | 653,500 | 653,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 181,800 | 0 | 8,463. | 404,300 | 586,100 | 586,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 181,800 | 0 | 8,463. | 377,400 | 559,200 | 559,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 181,800 | 0 | 8,463. | 323,500 | 505,300 | 505,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 180,900 | 0 | 8,463. | 289,800 | 470,700 | 470,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:10:48 |

**LAST REV**

| Date | Time |
|---|---|
| 11/10/21 | 10:39:46 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6024

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MORRISON BRUCE | 1581-8 | 1 | 10/26/2021 | | 1,000,000 | No | No | | |
| | 1020-195 | | 10/1/1986 | | 208,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 45061 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/24/2008 | 693 | Re-Roof | 6,800 | | | G10 | GR FY10 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2021 | SQ Mailed | MM | Mary M |
| 11/3/2018 | Inspected | BS | Barbara S |
| 10/22/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/7/2009 | Meas/Inspect | 197 | PATRIOT |
| 11/9/1999 | Inspected | 267 | PATRIOT |
| 11/2/1999 | Mailer Sent | | |
| 10/8/1999 | Measured | 267 | PATRIOT |
| 7/28/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8463 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 4 | | | | | | | | | 471,724 | | | | | | 471,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.19428 | Total SF/SM: | 8463 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 471,724 | Spl Credit | | Total: | 471,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 19 - Texture 111 | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98485106 |
| Adj $ / SQ: | 132.955 |
| Other Features: | 61241 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 293331 |
| Depreciation: | 90933 |
| Depreciated Total: | 202399 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

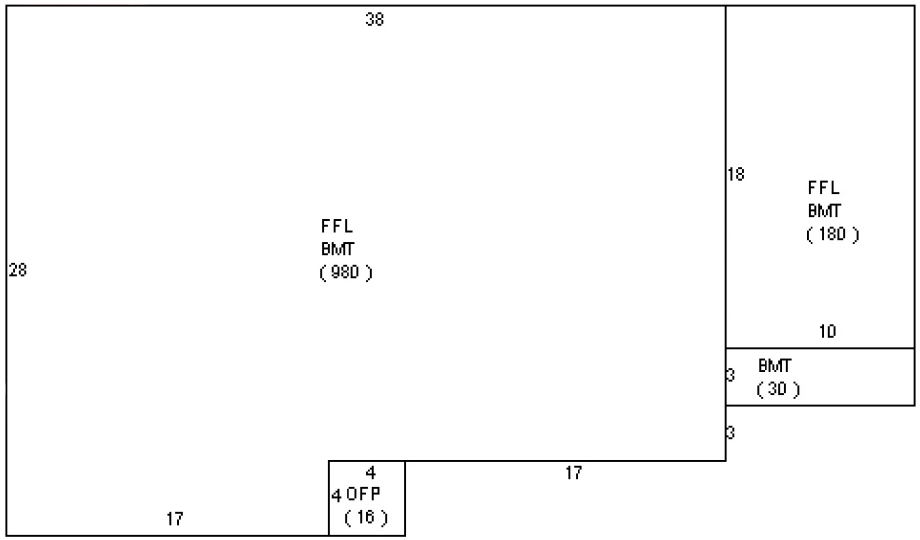
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 146.25 |
| Special Features: | 0 | Val/Su Net: | 85.55 |
| Final Total: | 202400 | Val/Su SzAd | 174.48 |

## SUB AREA

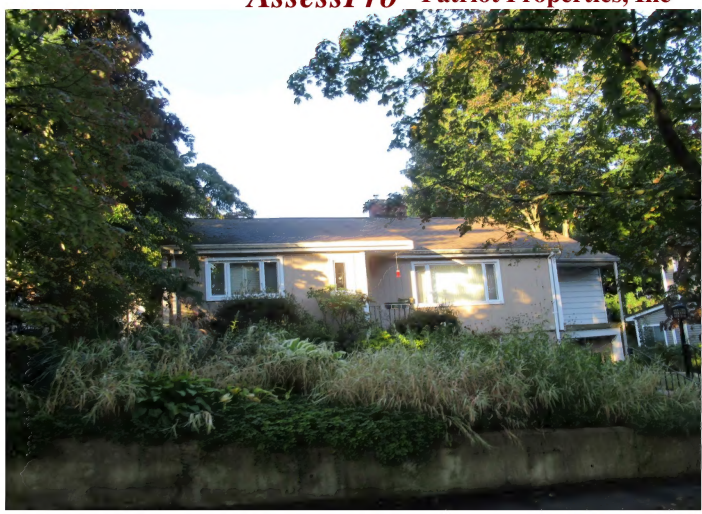
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,190 | 42.440 | 50,503 |
| FFL | First Floor | 1,160 | 132.950 | 154,228 |
| OFP | Open Porch | 16 | 43.330 | 693 |
| Net Sketched Area: | | 2,366 | Total: | 205,424 |
| Size Ad | 1160 | Gross Area | 2366 | FinArea 1398 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 20 | F | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 071.0-0001-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |